

P.O. Box 65
No. 4 Executive Circle
Arkadelphia, AR 71923
(870)246-5757
FAX 1-870-246-3341
E-mail: arkadelphia@kingwoodforestry.com

Other Kingwood Locations:
P.O. Box 1290
145 Greenfield Drive
Monticello, AR 71657
(870)367-8567
FAX 1-870-367-8424

4414 Morris Lane
P.O. Box 5887
Texarkana, TX 75505
(903)831-5200



**Listing
#4033**

NOTICE OF LAND SALE

Mt. Moriah Tract (#4033) Land Sale Bid Date: TUESDAY, May 5, 2009 @ 3:00 P. M.

— Pine Plantation with Highway and gravel road frontage —

Kingwood Forestry Services, Inc. has been authorized to manage the sale of a tract of timberland containing 161 acres, more or less, in Nevada County, Arkansas.

Location: Land to be sold is described as Pt. S $\frac{1}{2}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Pt. NE $\frac{1}{4}$ of SW $\frac{1}{4}$ East of Road, N $\frac{1}{2}$ of SE $\frac{1}{4}$, Pt. NE $\frac{1}{4}$ of SW $\frac{1}{4}$, N 16 acres of SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 7; Pt. of S $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ West of Hwy. 371, Section 8, Township 13 South, Range 21 West, containing 161 acres, more or less, Nevada County, Arkansas. (Mt. Moriah Tract, #4033).

Tract Description: Tract is located two miles north of Rosston, Arkansas. Highway 371 provides over 600 feet of frontage on eastern boundary of tract. Nevada County Road #287 provides 0.5-mile frontage through the western part of the tract. Approximately 114 acres were planted in 1999 with 2nd Generation Loblolly Pine seedlings. Approximately 16 acres of natural pine reproduction (north and west of CR287) was precommercial thinned in 2002. An additional 9 acres of natural pine reproduction is located on south and east side of CR287. Approximately 21 acres of hardwood is located in four wildlife corridors / streamside management zones. Soils consist of fine sandy loams with an outstanding site index for loblolly pine of 92 - 94 feet on fifty year base. Electricity available along highway and county road frontage. Hilltop along County Road 287 provides excellent view of the valley to the south. The tract offers excellent timber investment. Maps and photographs can be viewed at www.kingwoodforestry.com/realestate.htm

Method of Sale: The tract will be sold on the basis of lump sum sealed bids. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Mt. Moriah Tract, #4033**" clearly marked in the lower left corner of the envelope to protect security of the offer. An offer form is attached. Bids will be opened at the Kingwood Forestry office at #4 Executive Circle, Arkadelphia, Arkansas at **3:00 P.M., TUESDAY, May 5, 2009**. On mailed offers please call our office prior to bid opening to confirm receipt of offer. Buyers submitting offers are welcome to attend the bid opening. Offers may be delivered by fax to 870-246-3341. All faxed offers will be immediately acknowledged. Please await confirmation that your faxed offer has been received. **No verbal telephone offers will be accepted.** Anyone submitting an offer for the purchase of the property will be provided with a summary of bid results.

— Continued on back of this page —

Mt. Moriah Tract (#4033) - Nevada County, Arkansas
Bid Date: TUESDAY, May 5, 2009 @ 3:00 P.M.

Conditions of Sale:

1. The landowner reserves the right to accept or reject any offer or to reject all offers
2. Offers submitted will remain valid through 3:00 P.M., Friday, May 8, 2009. Successful bidder will be notified on or before that time by telephone, fax, or e-mail. Upon acceptance of an offer a more formal Contract of Sale, with earnest money in the amount of 10% of purchase price, will be executed between the successful bidder and landowner within seven business days. A sample Contract of Sale may be provided in advance upon request. Terms are cash at closing. Closing is expected to be held within thirty days of offer acceptance.
3. Only offers for a specific dollar amount will be accepted. The parcel is being sold in its entirety for a single sum and not on a per acre basis. Advertised acreage is believed to be correct, but it is not guaranteed. Offer price is for entire tract, regardless of acreage. Seller will not provide survey. The attached tract map is thought to be accurate but should not be considered as a survey plat.
4. Conveyance will be by Special Warranty Deed, subject to all previous mineral conveyances, reservations and exceptions, to any valid rights-of-way, easements, leaseholds, and to any protective covenants or restrictions, which may have been recorded affecting the property, with title assured through seller-provided title insurance policy. No environmental inspection or representation has been or will be made by seller. All mineral rights are previously reserved.
5. Seller will pay pro-rated property taxes (to date of closing), deed preparation, and one-half of deed stamps. Buyer will pay recording fees and one-half of deed stamps.
6. Local title company will conduct the closing with buyer and seller each paying one-half of fees associated with closing services.
7. Kingwood Forestry is the real estate firm acting as agent for the seller. All information presented in this prospectus is believed to be accurate. Prospective buyers are advised to verify information presented in this sale notice.
8. Questions regarding the land sale should be directed to licensed brokers Pete Prutzman or Terrell Baker, or licensed agent Mark Clark of Kingwood Forestry Services at 870-246-5757.

OFFER FORM

MT. MORIAH TRACT (#4033) LAND SALE- NEVADA COUNTY, ARKANSAS

Bid Date: TUESDAY, May 5, 2009 @ 3:00 P. M.

— Please fax offer to 870-246-3341 or mail to P. O. Box 65, Arkadelphia, AR 71923 —

Reference is made to the Kingwood Forestry Services, Inc. **Mt. Moriah Tract (#4033)** Land Sale Notice. I submit the following as an offer for the purchase of the following tract located in Nevada County, Arkansas and further described as Pt. S $\frac{1}{2}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Pt. NE $\frac{1}{4}$ of SW $\frac{1}{4}$ East of Road, N $\frac{1}{2}$ of SE $\frac{1}{4}$, Pt. NE $\frac{1}{4}$ of SW $\frac{1}{4}$, N 16 acres of SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 7; Pt. of S $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ West of Hwy. 371, Section 8, Township 13 South, Range 21 West, containing 161 acres, more or less, Nevada County, Arkansas.

My offer will remain valid through 3:00 P.M., Friday, May 8, 2009. Successful bidder(s) will be notified at or before that time by telephone, fax, or e-mail. If my offer is accepted, I am ready, willing, able, and obligated to execute a more formal Contract of Sale within seven business days with earnest money in the amount of 10% of purchase price. Closing is expected to be held within thirty days of offer acceptance.

Send offer form to: Kingwood Forestry Services, Inc. (Before 3:00 p.m. Tuesday, May 5, 2009)
P. O. Box 65
Arkadelphia, AR 71923
Or fax to 870-246-3341

Mt Moriah Tract (161 acres, more or less): \$ _____

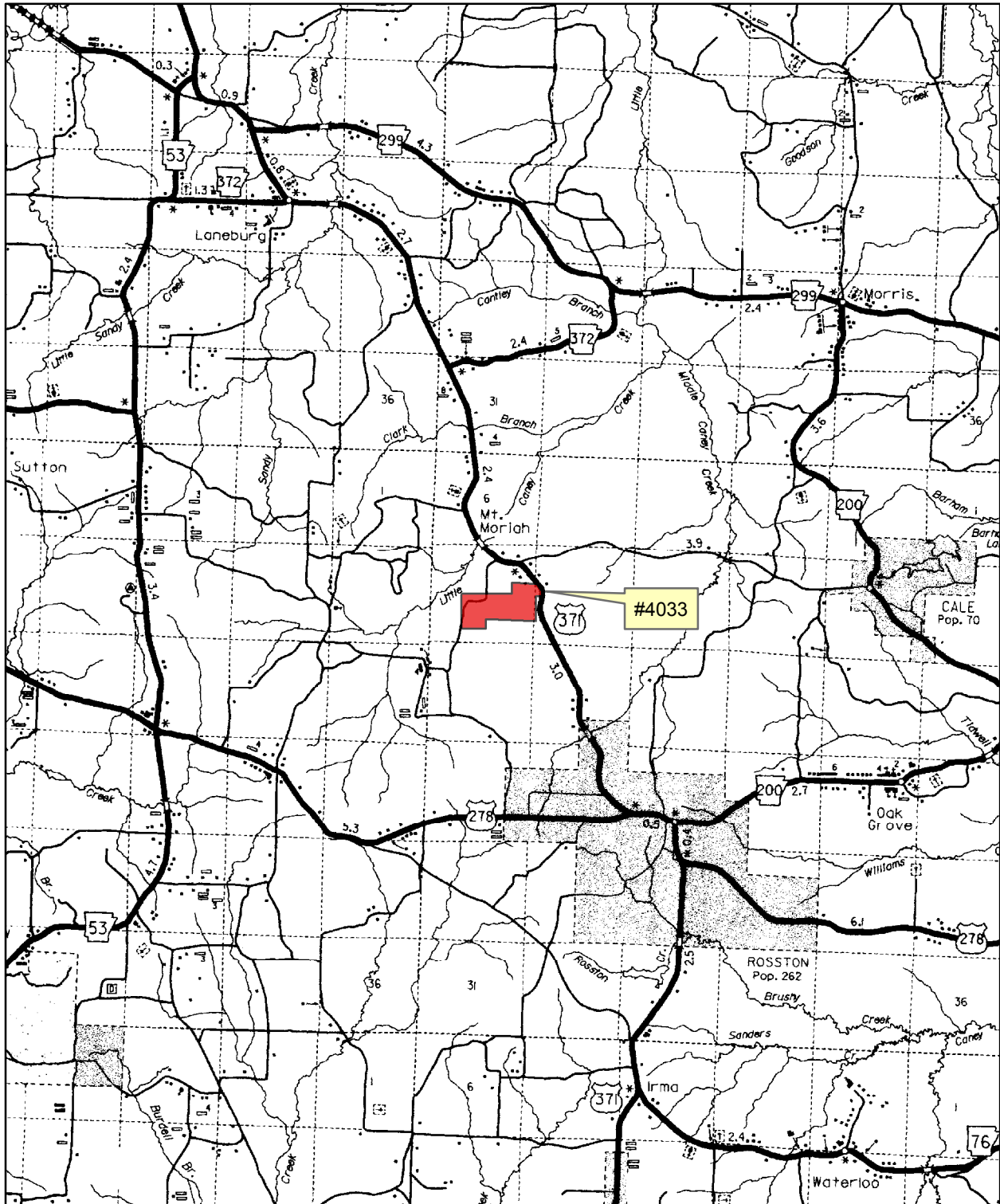
Bidder: _____ Fax No.: _____
Printed

Bidder: _____ Phone No.: _____
Signed

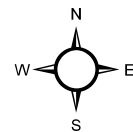
Address: _____ Email: _____

City State, Zip _____ Date: _____

LAND SALE NOTICE
Mt. Moriah Tract (Listing # 4033)
Pt. Sections 7 & 8, Township 13 South, Range 21 West
Nevada County, Arkansas,
containing 161 acres, more or less.

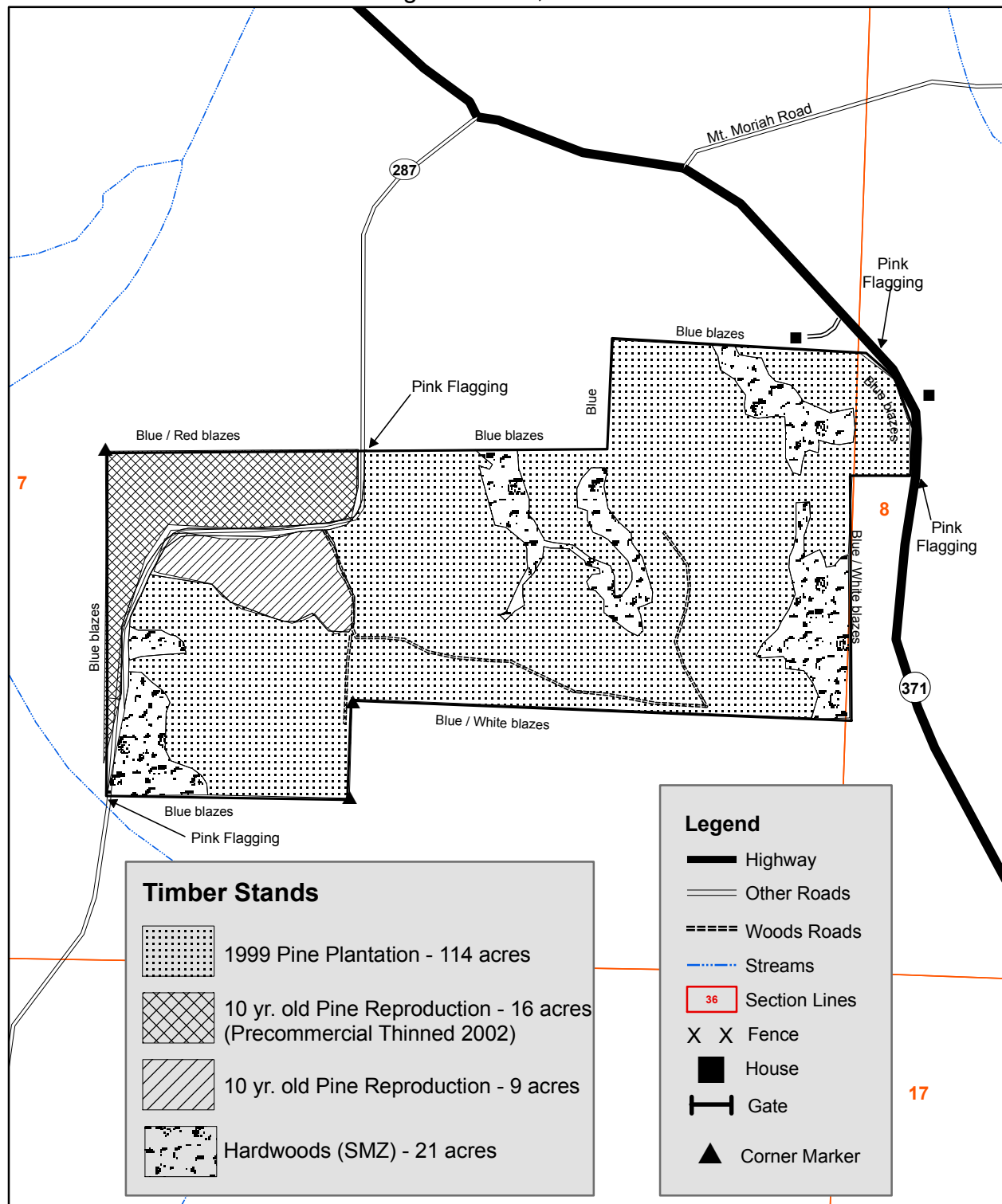


0 1 2 3 Miles

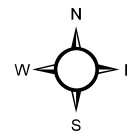


Location Map
MEC, April 2009

LAND SALE NOTICE
Mt. Moriah Tract (Listing # 4033)
Pt. Sections 7 & 8, Township 13 South, Range 21 West
Nevada County, Arkansas,
containing 161 acres, more or less.



0 0.25 Miles



Tract Map
 MEC
 April 2009